

# Congratulations on purchasing land at Donnybrae!

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We know you will have plenty of questions about your new community, so here is a list of frequently asked questions that may help you as you wait to build your new home.



# *Frequently Asked Questions*

## **What is my responsibility once I have settled on my lot?**

Prior to you building your home, your lot must be regularly maintained by being kept free of rubbish and overgrown vegetation to prevent others from dumping rubbish on the lot.

The developer will ensure that the land is tidy and free of rubbish when it is handed over at settlement.

Rubbish removal on titled lots post-settlement will not be undertaken by the developer therefore we recommend organising temporary fencing to be installed on your lot once settlement occurs.

The developer will monitor all lots to ensure regular maintenance of gardens and nature strips is undertaken by residents.

## **Can I conduct an inspection on my lot before settlement?**

The Sales Team will let you know when you can inspect your lot, typically once titles are registered.

On-site inspections of your lot are strictly prohibited while the stage is under construction as all areas are only accessible to authorised persons and contractors.

Stages under construction are under the management and control of the civil contractors who are required by law to have strict on-site health and safety controls in place due to high-risk activities being performed on site.

These activities include, but are not limited to, deep excavation and the use of large excavation equipment and trucks, so under no circumstances is access to site allowed by clients or members of the public.

### **What happens when my survey pegs are missing from my settled lot?**

Prior to settlement, survey pegs are installed by the developer on your lot. It is recommended that purchasers inspect their lot to confirm that their pegs are in place prior to settlement and after titling registration.

After the lot has settled, the developer is not responsible for replacing any pegs if they have been moved by a third-party. You can hire a land surveyor at your own expense to replace your missing pegs.

### **Can I sell my lot before I build?**

The resale of a vacant lot prior to constructing a dwelling is not allowed at Donnybrae. Permission to resell will only be provided at the developer's absolute discretion and if there are exceptional circumstances for the resale. Talk to the Donnybrae Sales Team for more information.

### **Can I subdivide my lot?**

No, the further subdivisions of lots at Donnybrae is not permitted.

### **How many dwellings may be constructed on one lot?**

Only one dwelling per lot is permitted.

### **Does Donnybrae have specific Design Guidelines that I need to adhere to?**

Yes, the Donnybrae Estate has a set of Design Guidelines that all purchasers will need to comply with when planning their home designs. We recommend going over the Design Guidelines with your builder, so they are aware of what rules and regulations they need to meet. Visit the Donnybrae website to view our helpful Design Guidelines video series.

### **How long does it usually take to receive approval from the Design Panel?**

The Design Panel will aim to approve plans in 10 working days, under normal circumstances. On average, approval can take one to two months as not all builders will get it right on their first set of plans. We recommend going over the Design Guidelines with your builder to ensure submitted home designs are perfect on the first go.

### **How long does it usually take to receive a building permit from the building surveyor?**

The processing of building permit application will vary depending on the complexity of the project. On average, a permit application can take two to three months to process.

### **What is the time frame for the construction my home?**

The construction of your home must commence within 12 months of the settlement of your lot and be complete within 24 months of the settlement of your lot.

### **Who is responsible for the cost of my fence?**

You and your neighbour have equal responsibility for the cost of the dividing fence on your lot.

If you have purchased a corner lot, you are solely responsible for the cost of the fence that faces the secondary street. If your boundary fence adjoins a park or open space reserve, the cost is sometimes shared by the developer and landowners.

If you do share a common boundary fence and need your neighbour's details to arrange fencing, contact the City of Whittlesea Council. Under the Privacy Act, the Donnybrae Sales Centre cannot provide you with your neighbours contact information. Refer to the Fences Act below.

<https://www.justice.vic.gov.au/fencing-law-in-victoria>

For more information, watch our helpful Fencing Design Guidelines Video.

### **What is a community infrastructure levy?**

The Community Infrastructure Levy (CIL) helps cover the cost of infrastructure in new communities including outdoor recreation area, community centres, and libraries. This is a City of Whittlesea Council requirement, but is currently not enforced for Donnybrae purchasers.

For more information, visit:

<https://www.whittlesea.vic.gov.au>

### **Who can I contact for further information after I've purchased land?**

The Donnybrae Sales Team are more than happy to answer any questions you may have and will help find the best answer for you. Your local council, City of Whittlesea are also a great option if you require more information about permits, council regulations, or the area.

### **What childcare Centres and schools are close to Donnybrae?**

Kinbrook Family Daycare (2.1km)

Green Leaves Early Learning Centre (2.2km)

Hume Anglican Grammar (2.3km)

Gilgai Plains Primary School (3.1km)

Gaayip Yaglia Primary School (7.4km)

Craigieburn Primary School (8.2km)

Merrifield West Secondary School (7.6km)

Mount Ridley College (10.2km)

Craigieburn Secondary College (10.8km)

### **Local Services and Amenity**

Local Council – City of Whittlesea 9217 2170

Closest Public Hospital – Northern Hospital Epping 8405 8000

Closest Medical Centre – Merrifield City Medical Centre 7035 9132

Nearest Train Station – Donnybrook Train Station

Closest Shopping Centre – Merrifield City Shopping Centre

Closest Major Shopping Centre – Craigieburn Central Shopping Centre

Police Station – Mernda 9216 1200 Craigieburn 9303 4433

**Donnybrae Estate, Land Sales Centre:**  
**875 Donnybrook Rd PH: 1300 303 380 donnybrae.com.au**

Your contract of sale will set out all binding terms and up to date information. It is strongly recommended that prospective buyers make and rely on their own enquiries and consider seeking independent legal and financial advice before entering into any binding obligations. DFC (Armstrong Creek) Developments Pty Ltd. DFC (Donnybrook) Pty Ltd ABN 27 154 825 733 is the project manager for the Donnybrae estate.



 ANOTHER DENNIS FAMILY  
COMMUNITY